

Kingston Road, SW19

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MOVE! KURT ANTHONY GONZALES FOR SALE

Humps for 1/4 mile
Humps for 550 yards



Kingston Road, SW19

Spacious 1-bed garden flat (471 sq ft) on Kingston Road with semi open-plan kitchen, share of freehold, no ground rent/service charge, private garden, and potential to extend to 2 beds (STPP).

- Share of Freehold
- No Ground Rent and No service charges
- Additional front garden enhances kerb appeal (Potential for a Car Parking Space)
- Currently offering 471 sq ft of living space.
- Opportunity to Extend to rear and side (SSTC) into a 2 bed flat
- Private Rear Garden
- Council Tax Band B and EPC Band D



Price Guidelines of £365,000-£375,000. Step inside this delightful one-bedroom garden flat on the highly sought-after Kingston Road, offering 471 sq ft of bright, inviting living space. Perfectly blending character and practicality, this home features a semi open-plan kitchen and living area, ideal for both everyday comfort and entertaining.

Key Highlights:

Versatile Living Space: The semi open-plan layout creates a seamless flow between cooking, dining, and relaxing.

Private Garden Oasis: Enjoy a tranquil rear garden, perfect for al fresco dining or unwinding and additional front garden space (Potential to drop kerb for a private parking space)

Expansion Potential: Opportunity to extend to the rear and side (subject to planning permission), including the possibility of an extra bedroom.

Share of Freehold: Greater control over your property and its management.

Economical Living: Zero ground rent and no service charge make this an affordable choice.

Set in a vibrant neighbourhood with excellent transport links and local amenities, this property is ideal for first-time buyers, downsizers, or investors.





LOCATION



Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: **57**

Potential: **81**

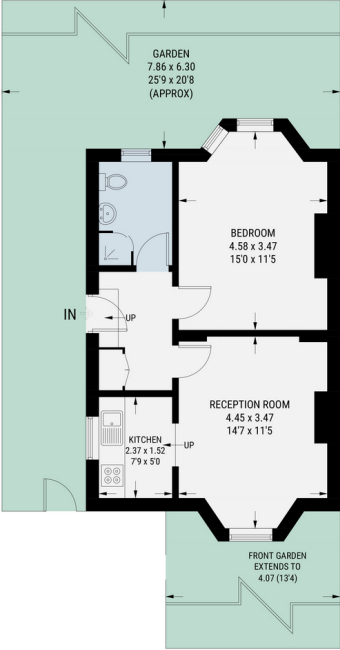
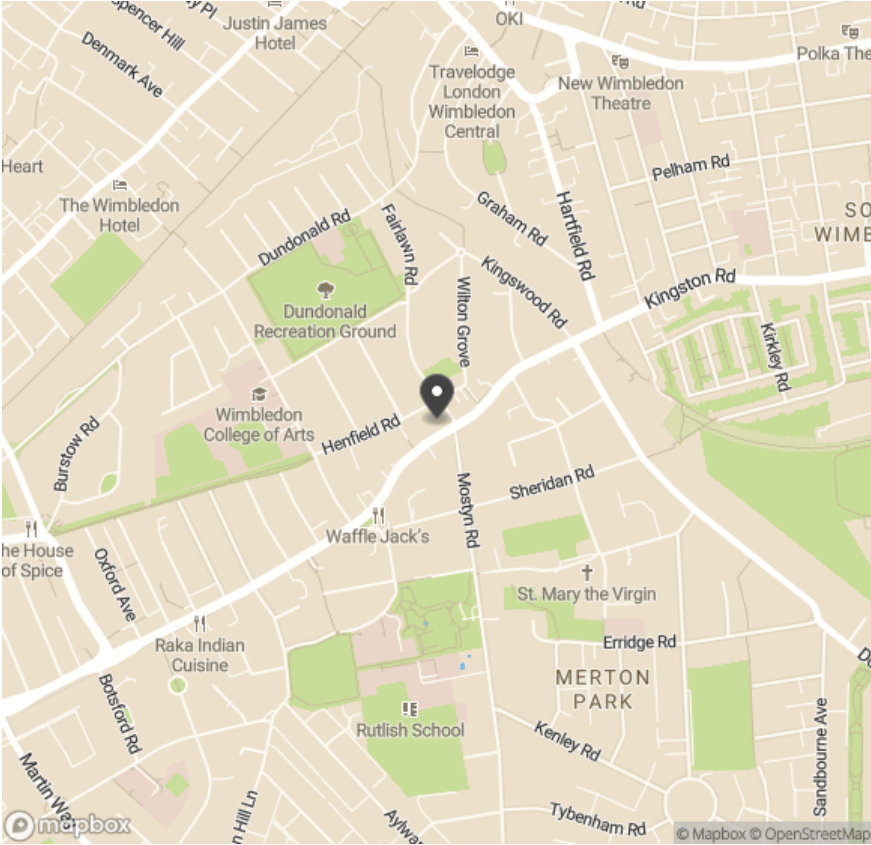
FLOOR PLAN

471 sq ft (43 sq m)

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Approximate Gross Internal Area = 471 sq ft / 43.8 sq m

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GROUND FLOOR

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